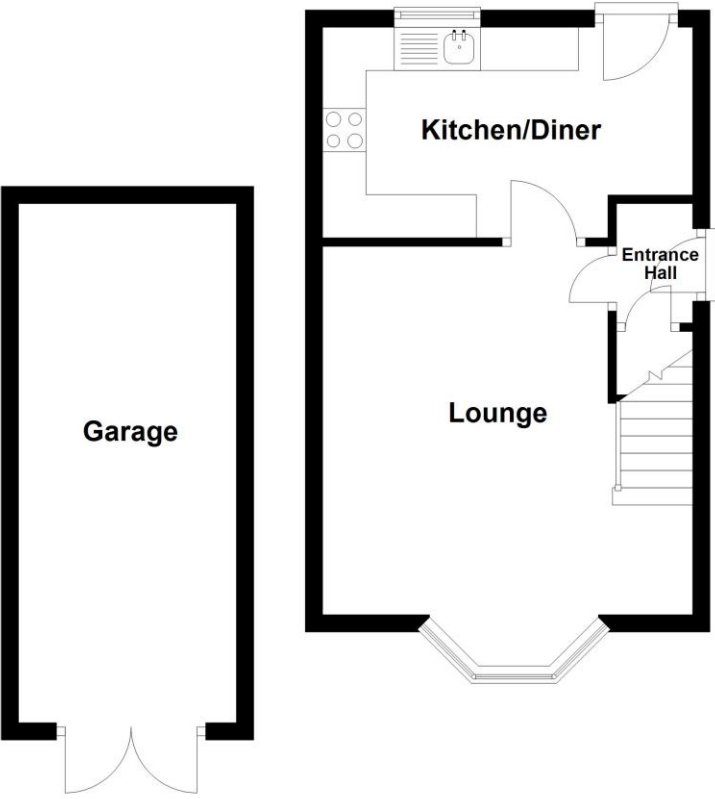


EPC TO FOLLOW

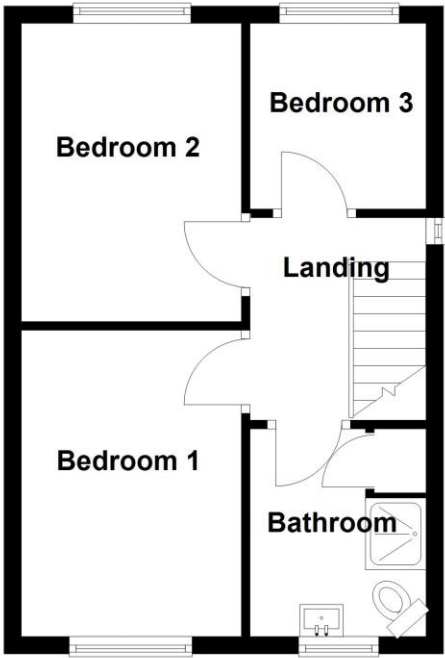
Ground Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 77.6 sq. metres (835.4 sq. feet)



38 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34

£170,000 Freehold

NO CHAIN This Three Bedroom Semi Detached Home is situated in a popular residential area in the well-equipped and popular village of Ruskington. Internally, the accommodation consists of an Entrance Hall, Lounge, Kitchen/Diner, Three well proportioned Bedrooms and a Shower Room. To the front and side of the property, there is a large block paved driveway, providing ample off-street parking for multiple vehicles. The rear garden is a real highlight, offering a high degree of privacy and being fully enclosed by fencing and hedging to all aspects. It is laid to low maintenance paving with a summer house, shed, and detached garage with light and power. Come and have a look!

NO CHAIN | THREE BEDROOM SEMI-DETACHED HOME | KITCHEN/DINER | ENCLOSED & PRIVATE REAR GARDEN | BLOCK PAVED DRIVEWAY | DETACHED GARAGE | THREE WELL PROPORTIONED BEDROOMS | IDEAL FOR FTB'S & INVESTORS ALIKE | POPULAR VILLAGE LOCATION | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING



LOCAL AUTHORITY
North Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
A

ACCOMMODATION

- Entrance Hall
- Lounge - 16'9" x 11'9" (5.1m x 3.58m)
- Kitchen Diner - 14'7" x 7'10" (4.45m x 2.4m)
- Bedroom One - 11'9" x 8'2" (3.58m x 2.5m)
- Bedroom Two - 11'4" x 8'2" (3.45m x 2.5m)
- Bedroom Three - 7' x 6'3" (2.13m x 1.9m)
- Shower Room - 7'7" x 6'2" (2.3m x 1.88m)
- Garage - 24'1" x 8'3" (7.34m x 2.51m)

